

CENTRAL AVENUE

EDGE
DISTRICT

OFFICE SPACE AVAILABLE



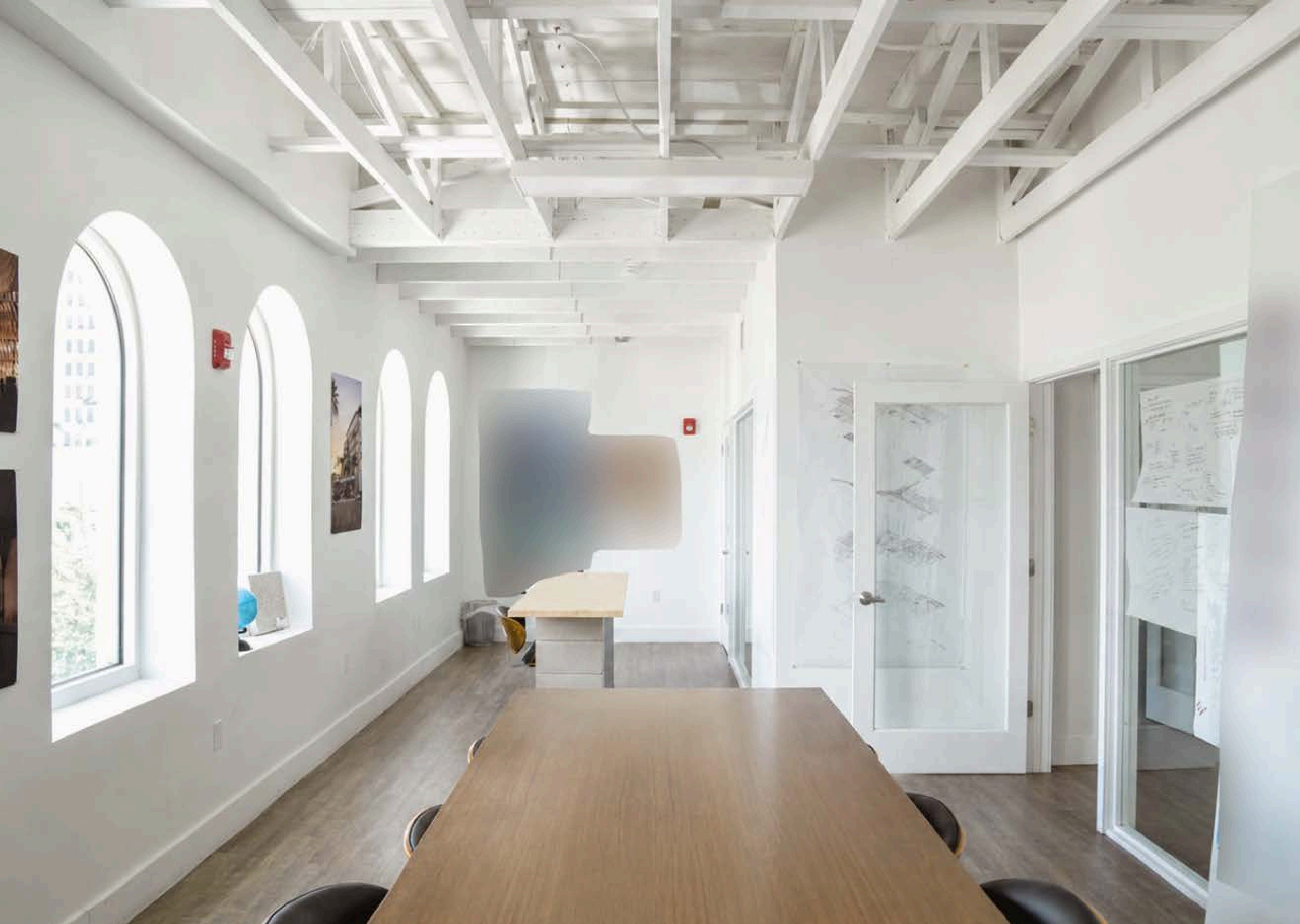


FORGET YOUR TYPICAL OFFICE PARK.

1110 CENTRAL AVENUE OFFERS
THOUGHTFULLY DESIGNED THIRD-
FLOOR OFFICE SPACE IN ONE OF ST.
PETE'S MOST SOUGHT-AFTER
NEIGHBORHOODS.

FEATURING OPEN CEILINGS, EXPANSIVE
ARCHED WINDOWS AND AN OPEN-
CONCEPT LAYOUT, THE SPACE
COMBINES CHARACTER, NATURAL LIGHT
AND FLEXIBILITY.

LOCATED IN THE HEART OF THE EDGE
DISTRICT, TENANTS BENEFIT FROM
IMMEDIATE ACCESS TO AN AMENITY-
RICH, WALKABLE ENVIRONMENT. 1110
CENTRAL AVE IS SURROUNDED BY
LOCAL RESTAURANTS, CAFÉS, RETAIL
AND ENTERTAINMENT- INCLUDING THE
TROPICANA FIELD.



PROPERTY DETAILS

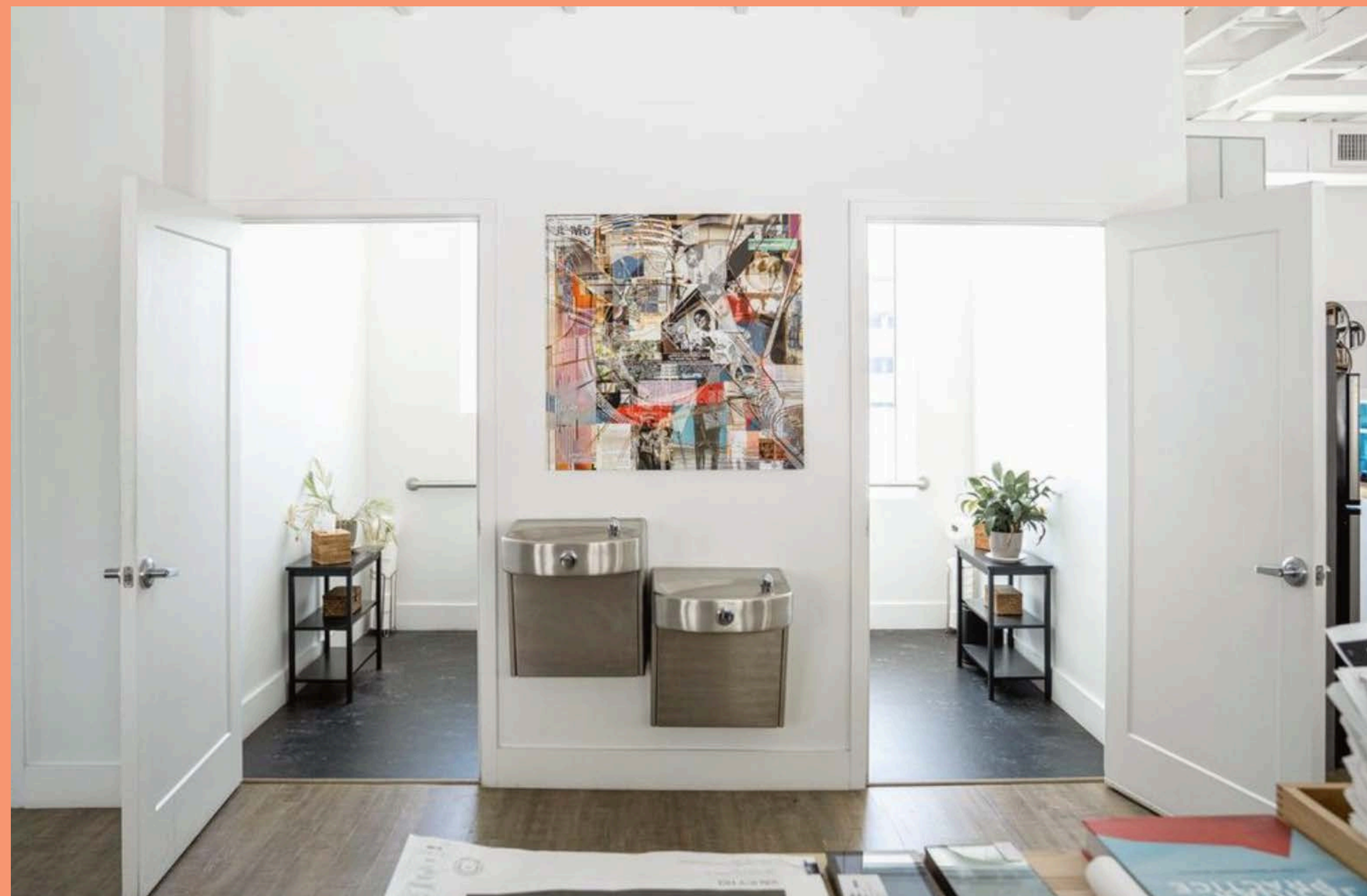
THIRD FLOOR SUITE: 3,998 TOTAL SF

DATE AVAILABLE: 1/1/2027

SPACE INCLUDES A KITCHENETTE

BUILDING FEATURES ADA COMPLIANT
ELEVATOR

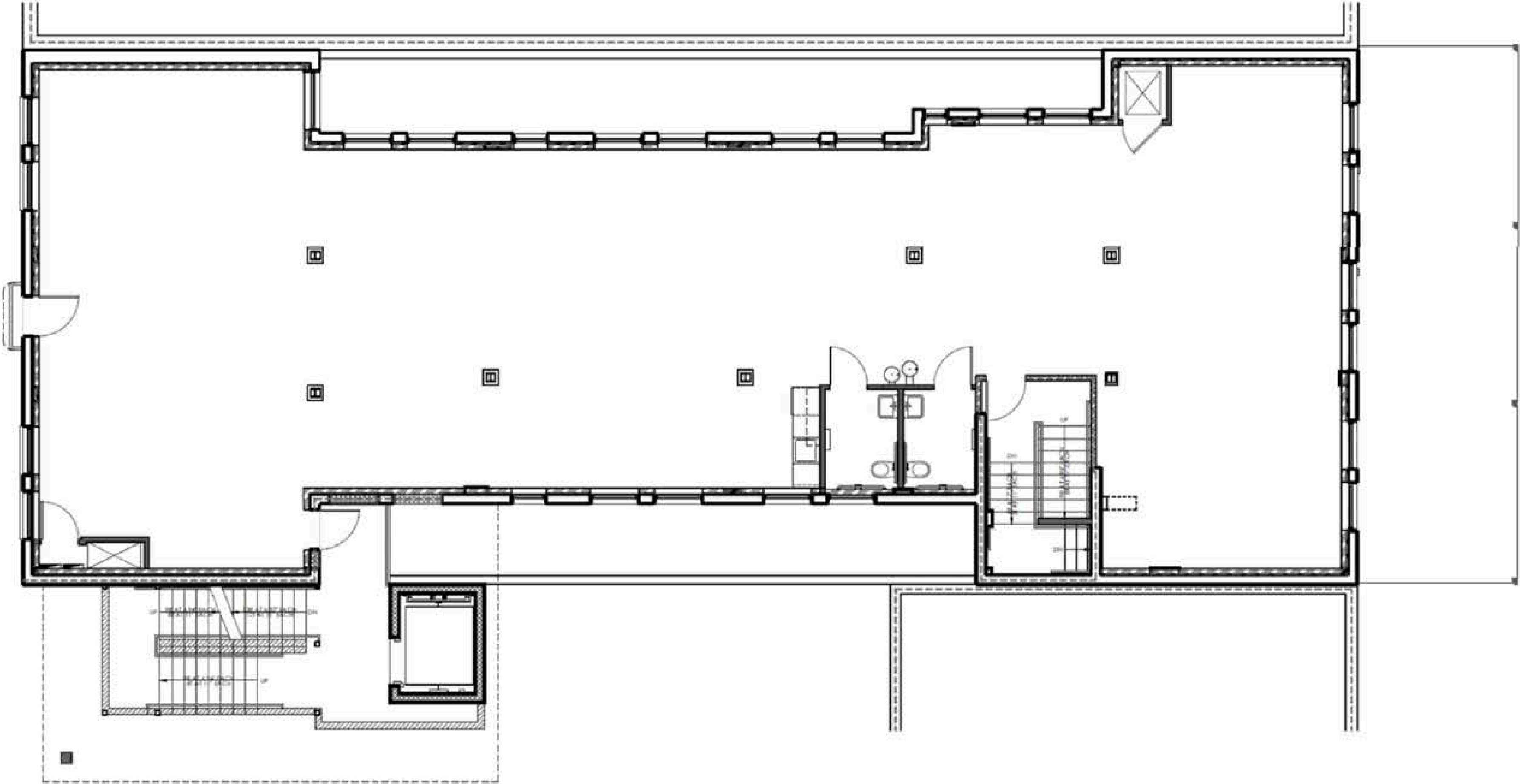
RATE IS \$35/NNN



FLOOR PLAN

REAR ALLEY

CENTRAL AVENUE





NEIGHBORHOOD COTENANCY INCLUDES:
SWEETGREEN, CANDLE POUR, INTERMEZZO COFFEE & COCKTAILS,
BODEGA, BOSPHORUS AND GREEN BENCH BREWING



DEMOGRAPHICS

POPULATION

1 MILE	23,070
3 MILES	109,377
5 MILES	248,458

AVG HH INCOME

1 MILE	\$107,081
3 MILES	\$110,363
5 MILES	\$109,559

DAYTIME POPULATION

1 MILE	43,638
3 MILES	120,991
5 MILES	231,565

MEDIAN AGE

1 MILE	44.2
3 MILES	43.2
5 MILES	45.9



RESTAURANTS

1. RAINING BERRIES

2. THE LOCAL DRAUGHT HOUSE

3. FERG’S SPORTS BAR

4. SPARROW ST. PETE

5. HAWKERS ASIAN STREET FOOD

6. BODEGA

7. GREEN BENCH

8. RED MESA MERCADO

9. THE SOURDOUGH CO.

10. INTERMEZZO

11. BAR MEZZO
12. COPA

13. POPPO’S TAQUERIA

14. GRASSROOTS KAVA HOUSE

15. BAVARO’S PIZZA

16. THE NEON LUNCHBOX

17. PIZZA BOX

18. CELLAR MASTERS

19. ENGINE #9

20. SWEETGREEN

21. DIRTY LAUNDRY

22. THE BURG BAR & GRILL

SURROUNDING AREA

ENTERTAINMENT

23. ST. PETE AXE & ALE

24. CANDLE POUR

25. SOLIDCORE

26. ZUBRICK MAGIC THEATRE

27. VERTICAL VENTURES

HOTELS

28. TRU BY HILTON- 132 KEYS

29. MOXY ST. PETE- 163 KEYS

30. MINT HOUSE ST. PETE- 100 KEYS



1110 CENTRAL AVENUE

OFFICE LEASING

LAUREN CAMPBELL

FOUNDER + MANAGING BROKER
LAUREN@ARCHERGROUPE.COM
813-777-6258

KYLE MASTERSON

CO-FOUNDER + PRINCIPAL
KYLE@ARCHERGROUPE.COM
727-656-8337



ARCHER
REAL ESTATE

This marketing material is intended for informational purposes only and does not constitute an offer or solicitation for the purchase or lease of real estate. All properties, prices, and availability are subject to change without notice. The information provided is believed to be accurate but is not guaranteed. Commercial real estate services are provided by Archer Real Estate, a licensed real estate brokerage.